

110.0

0002

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
832,700 / 832,700
832,700 / 832,700
832,700 / 832,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LINGEL JOSHUA J	
Owner 2: LUNDEEN KIRSTEN W	
Owner 3:	

Street 1: 97 MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CUSHING GLORIA C/TRUSTEE -

Owner 2: -

Street 1: 21 WARREN AVE

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1971, having primarily Vinyl Exterior and 3104 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.81	6			Ledge	-10					396,900						396,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7000.000	435,800		396,900	832,700	
Total Card	0.161	435,800		396,900	832,700	Entered Lot Size
Total Parcel	0.161	435,800		396,900	832,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	268.25	/Parcel: 268.25	Land Unit Type:

User Acct	70354
GIS Ref	
GIS Ref	
Insp Date	
08/28/17	



USER DEFINED

Prior Id # 1:	70354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	07:37:44
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,800	0	7,000.	396,900	832,700		Year end	12/23/2021
2021	101	FV	423,400	0	7,000.	396,900	820,300		Year End Roll	12/10/2020
2020	101	FV	423,400	0	7,000.	396,900	820,300		Year End Roll	12/18/2019
2019	101	FV	322,800	0	7,000.	391,200	714,000		Year End Roll	1/3/2019
2018	101	FV	365,000	0	7,000.	300,500	665,500		Year End Roll	12/20/2017
2017	101	FV	340,400	0	7,000.	283,500	623,900		Year End Roll	1/3/2017
2016	101	FV	340,400	0	7,000.	260,800	601,200		Year End	1/4/2016
2015	101	FV	331,200	0	7,000.	243,800	575,000		Year End Roll	12/11/2014

Parcel ID: 110.0-0002-0016.0

!8621!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSHING GLORIA	1514-75		8/25/2017		692,000	No	No		
CUSHING THOMAS	1367-62		4/22/2009	Family		10	No	No	
	729-119		1/1/1901	Family		No	No	N	

PAT ACCT.

8621

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	359	New Wind	7,009	C				
3/6/2018	248	New Wind	18,001	C				
11/13/2009	1151	Manual	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2017	Meas/Inspect	DGM	D Mann
12/18/2008	Entry Denied	197	PATRIOT
11/3/2000	Hearing Chag	201	PATRIOT
2/1/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	EFP STG (16)	EFP STG (88)	12				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	10%	OthrFix:	Rating:	A Kits: 1	Rating: Average	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:	FFL BMT (510)	FFL BMT (816)	15					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	15	34	15				
GENERAL INFORMATION				CONDO INFORMATION				Totals	RMS: 7	BRs: 3	Baths: 3	HB: 1	Lower	Totals	RMS: 7	BRs: 3	Baths: 3	HB: 1	24	SFL FFL BMT (816)	24	
Grade: C+ - Average (+)	Year Blt: 1971	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL	1	7	3	34	SFL (34)	34		
Jurisdct: G18	Fact: .	Const Mod:	Lump Sum Adj:	DEPRECIATION				Functional:	Phys Cond: AV - Average	29. %	Interior:	1	7	3								
INTERIOR INFORMATION				Sec Int Wall:	Special:	Override:	Total: 29.3 %	Economic:		%	Additions:											
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:				Plumbing:		%	Kitchen:											
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical					Electric:		%	Baths:											
Bsmnt Gar:		Adj \$ / SQ: 159.015	Other Features: 108588					Heating:		%	Plumbing:											
Electric:	Adj \$ / SQ: 159.015	Grade Factor: 1.10	NBHD Inf: 1.00000000					General:		%	Electric:											
Insulation:	Adj Total: 616380	NBHD Mod: 1.00	WtAv\$/SQ: 140.00	Rate	Parcel ID	Typ	Date	Sale Price														
Int vs Ext:	Depreciation: 180599	LUC Factor: 1.00	Size Adj.: 1.13253665																			
Heat Fuel: 2 - Gas	Depreciated Total: 435780	Juris. Factor: 1.00	Const Adj.: 1.00289965																			
Heat Type: 1 - Forced H/Air	% Com Wal	Final Total: 435800	Adj Total: 616380																			
# Heat Sys: 1	% AC: 100	Val/Su Net: 117.47	Depreciation: 180599																			
% Heated: 100	Solar HW: NO	Val/Su SzAd: 200.28	Depreciated Total: 435780																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 110.0-0002-0016.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc		
More: N	Total Yard Items:													Total Special Features:					Total:			